



Spylaw Road, Merchiston, EH10



# An impressive first floor flat with communal gardens, garage and parking.

This wonderful flat is part of a magnificent detached Victorian Villa, located in a prime Merchiston address. Stunning gardens sit to the front of the property for residents to enjoy. There is a garage, off street parking and bike storage located to the side of the building. An impressive entrance and grand staircase guide you to the first floor.

The lateral accommodation is extremely well laid out. The bay fronted sitting room is a wonderfully bright room featuring a double aspect, a decorative fireplace with log burner and stunning intricate detailing.

The separate kitchen is adjacent; recently fitted by the current owners featuring high end appliances and a breakfast bar area.

There are two good sized double bedrooms, with the principal boasting an en suite shower room. The family bathroom completes the accommodation; there is a free standing bath, separate walk in shower and a striking vanity unit with a marble top. Within the hallway there is abundant loft storage space. New cast iron radiators have been fitted throughout.

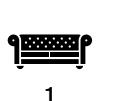
Outside, there is manicured communal gardens, ample off street parking for owners and guests and a private garage with new electric remote door.



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EPC

Offers Over

Tenure

Local Authority

Council Tax

£560,000

Freehold

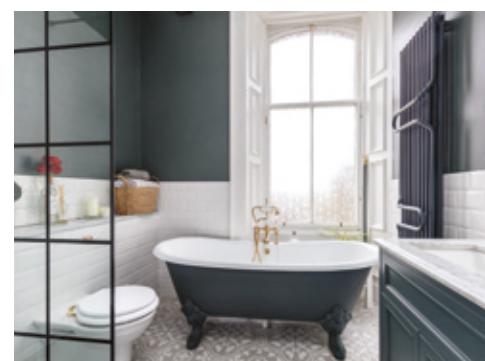
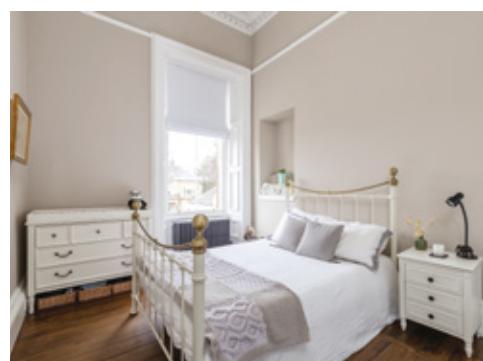
The City of Edinburgh Council

Band E



## Location

Spylaw Road is situated within the popular residential area of Merchiston, which lies within easy reach of Edinburgh's financial, business and shopping districts. It is within striking distance of both Bruntsfield and Morningside which are renowned for their independent shops, artisan cafés, cosmopolitan bistros and bars. Morningside also boasts a cinema and theatre, as well as Tesco, Waitrose and Marks & Spencer supermarkets.



The area is surrounded by green, open spaces including Bruntsfield Links, Blackford Hill, the Hermitage of Braid and Craiglockhart; which offer plentiful walking and cycling opportunities and provide a lovely contrast between the city and the countryside. There are also numerous recreational facilities in close proximity, including the Royal Commonwealth Pool, various tennis clubs and the Midlothian Snowsports Centre at Hillend. There is also an excellent sports complex at Craiglockhart and a choice of golf courses on the south side of the city.

In addition to some well-rated State schools, Edinburgh boasts some of the country's finest day and boarding schools, with George Watson's College only 0.2 of a mile away. Merchiston Castle School and George Heriot's School are also situated nearby.

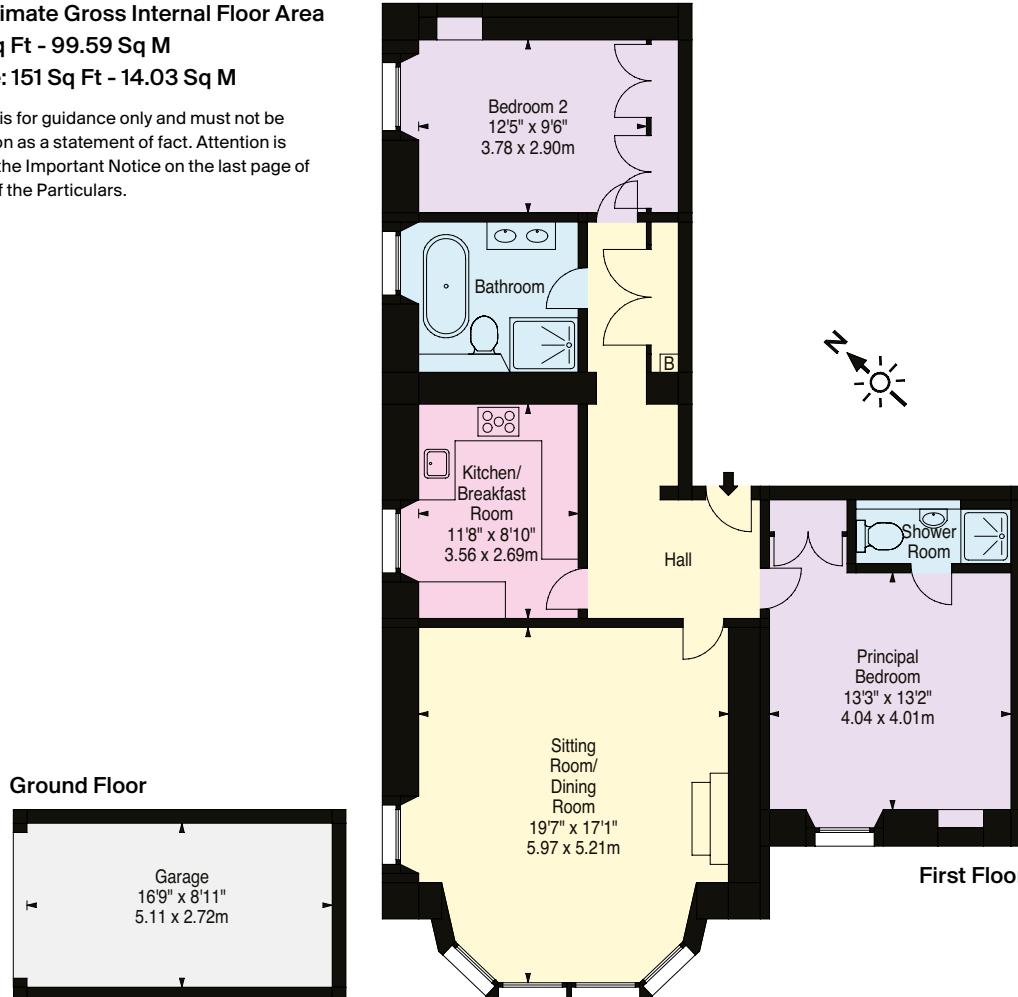
There is convenient access to the city bypass connecting to Edinburgh airport and the Central Scotland Motorway Network, while Haymarket Station with regular train services to Glasgow is also within easy reach.

## Approximate Gross Internal Floor Area

1072 Sq Ft - 99.59 Sq M

Garage: 151 Sq Ft - 14.03 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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